

CITY OF LEWISTON
PLANNING BOARD MEETING
MINUTES for July 9, 2012

- I. **ROLL CALL:** The meeting was held in the City Council Chambers on the first floor of City Hall and was called to order at 5:30 p.m. Chairperson, Lucy Bisson, chaired the meeting.

Members in Attendance: Lucy Bisson, Bruce Damon, Kevin Morissette, Eric Potvin, Trinh Burpee and Walter Hill

Member Absent: Paul Robinson

Associate Members Present: Michael Marcotte and Sandra Marquis

Staff Present: David Hediger, City Planner and Cathy Lekberg, Administrative Assistant, Economic & Community Development

Lucy appointed Sandra Marquis and Michael Marcotte as full voting members.

- II. **ADJUSTMENT TO THE AGENDA:** None

- III. **CORRESPONDENCE:** Email from David Hediger dated 10/12/2011 regarding elimination of alternates on the Board of Appeals and Planning Boards meetings.

IV. **PUBLIC HEARINGS:**

- a) A request submitted by Burns & McDonnell on behalf of the Maine Power Reliability Project to amend a conditional use permit for the relocation of pole locations within existing transmission line corridor between Cotton Road and the Androscoggin River.

David read staff comments to the Board.

Mark Goodwin and Andrew McMullin of Burns & McDonnell explained the shifting of the poles using a map of the area. Mark stated they would be shifted approximately 45 feet.

Bruce stated that the shifting of these poles makes perfect sense and he was fine with this amendment.

Lucy opened this item for public comment.

Ray Bell of Bell Farms stated that this project was across from his farm and he had no problem with the shifting of the poles.

Public comment closed.

The following motion was made:

MOTION: by **Bruce Damon** to find that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Conditional Uses; Article XI, District Regulations; Article XII, Performance Standards; Article XIII, Development Review and Standards and to grant approval to Central Maine Power for the Maine Power Reliability Program (MPRP) in Lewiston. Second by **Eric Potvin**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Bruce Damon** to amend the May 24, 2010 conditional use permit for the relocation of pole locations within existing transmission line corridor between Cotton Road and the Androscoggin River. Second by **Eric Potvin**.

VOTED: 7-0 (Passed)

V. OTHER BUSINESS:

- a) Request for the disposition of 233 Blake Street.

David read staff comments to the Board.

Maurice Landry stated his business, Moe's Barber Shop at 231 Blake Street has been there for 42 years. He wanted to purchase the 25' x 100' lot next to his property to add off-street parking. He explained that because of the cost of improvements to this lot, he could only offer \$100.00 to purchase the lot.

Sandra asked if the parking would be diagonal and Maurice stated yes.

Eric asked if the two lots would be combined into one or would it be two taxable lots and David stated they would be combined upon title transfer. Eric stated it makes sense to combine the lots.

Trinh asked if the whole area would be paved and Maurice stated he would be using reclaimed tar to pave it.

Bruce asked if there would be green space behind the two buildings and David stated yes.

Kevin Morissette arrived at the meeting at 5:45 p.m. and Sandra Marquis was no longer a voting member.

Maurice stated he would try to make the property look good and would provide plantings in a small green space.

Bruce asked if the lot was offered to the other abutter and David stated it was offered to the owner of 235 Blake Street.

Trinh asked how many additional cars could be parked there and Maurice stated two or three at a time.

Mike asked if 235 Blake Street was occupied and Maurice stated it was. Mike commented that there were boarded up windows on that property and asked if it would be demolished and David stated it was not on the list.

Mike stated his concern was that they spent \$20,000 to demolish the building on that lot and they are only asking \$100.00 to purchase it.

Mike stated that he was concerned about the vehicular movement in and out of the parking lot. His concern is that the only way to exit the parking lot is to back onto Blake Street and that will cause a problem with pedestrian and vehicular traffic.

The following motion was made:

MOTION: by **Eric Potvin** pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition of 233 Blake Street. Second by **Trinh Burpee**.

VOTED: 6-1 (Passed)
Michael Marcotte - Opposed

b) Zoning Matrix review and discussion.

The Board discussed the existing and proposed changes to the following districts:

- Rural Agricultural (RA)
- Low Density Residential (LDR)
- Suburban Residential (SR)
- Medium Density Residential (MDR)
- Riverfront (RF)
- Neighborhood Conservation A (NCA)
- Neighborhood Conservation B (NCB)
- Office Residential (OR)
- Downtown Residential (DR)

After lengthy discussion on the existing and proposed changes for these districts, Kevin Morissette voiced his concerns that they were rushing the decisions for these districts and suggested being more thorough with their changes.

The Board decided to schedule a meeting on Monday, July 16, 2012 to go back and discuss the nine districts including not just the bulk and space section but also reviewing the use section of the matrix at the same time.

- c) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. READING OF MINUTES: Adoption of the April 23, 2012 and May 14, 2012 and June 11, 2012 and June 23, 2012 Planning Board Minutes.

The following motion was made:

MOTION: by **Walter Hill** to accept the April 23, 2012 Planning Board Minutes as presented. Second by **Michael Marcotte**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Bruce Damon** to accept the May 14, 2012 Planning Board Minutes as presented. Second by **Eric Potvin**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Kevin Morissette** to accept the June 11, 2012 Planning Board Minutes as presented. Second by **Eric Potvin**.

VOTED: 7-0 (Passed)

The following motion was made:

MOTION: by **Trinh Burpee** to accept the June 23, 2012 Planning Board Minutes as presented. Second by **Bruce Damon**.

VOTED: 7-0 (Passed)

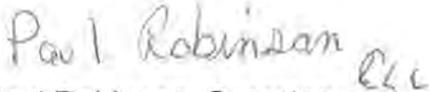
VII. ADJOURNMENT: The following motion was made to adjourn.

MOTION: by **Bruce Damon** that this meeting adjourns at 8:15 p.m. Second by **Walter Hill**.

VOTED: 7-0 (Passed).

The next scheduled meeting is for Monday, July 16, 2012 at 5:30 p.m.

Respectfully Submitted:


Paul Robinson, Secretary